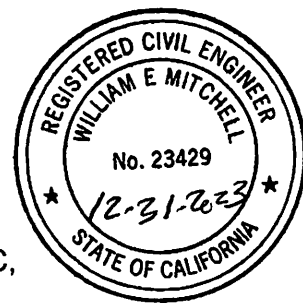


ENGINEER'S REPORT

**ZONE OF BENEFIT #235
SABRE CITY PARK ESTATES
COUNTY SERVICE AREA #28**

PLACER COUNTY, CALIFORNIA

September 8, 2022



PREPARED BY INFINITY HOMES, INC,
REVIEWED AND APPROVED BY

LAND DEVELOPMENT SERVICES, INC.

William E. Mitchell PE23429:PLS 3475

A handwritten signature of William E. Mitchell in cursive script, positioned above a horizontal line.

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I. INTRODUCTION AND PURPOSE OF THE ASSESSMENT

Sabre City Park Estates Subdivision an approved tentative subdivision map. The project is located within the existing Sabre City neighborhood, south of the intersection of Vandenberg Circle and Billy Mitchell Drive and north of Colin Kelly Drive.

On September 22, 2020, the Placer County Board of Supervisors adopted the Mitigated Negative Declaration and conditionally approved the tentative subdivision map Permit # PLN19-00392 in the Environmental Report. The condition of approval No. 35 requires that a County Service Area (CSA #28) Zone of Benefit be created and be established concurrently with, or prior to, the recordation of the final map. As per condition No. 35, the CSA shall be established to fund the following services:

1. Roadway surface maintenance
2. Storm drainage pipe replacement
3. Street lights monthly utility and maintenance.

The CSA #28 ZOB #235 will levy a charge to each residential lot within the zone of benefit to fund the services.

Exhibit "1" appended to this report, depicts the vicinity of Sabre City Park Estates subdivision with the legal description attached on Exhibit "2"

Exhibit "3" appended to this report, depicts the extent and location of these facilities within the Sabre City Park Estates Subdivision.

It is intended that these services will continue on a recurring annual cycle as long as this ZOB #235 remains in effect. Should the Board of Supervisors abolish the CSA, the project Homeowners' Association would be responsible for these services.

II. LEGAL REQUIREMENTS

A county Service Area Zone of Benefit is required to be established as indicated in the Conditions of Approval No. 35 for the tentative subdivision.

In November 1996, the voters of California approved Proposition 218, which changed the assessment law governing benefit zones. Among these changes was a requirement that an Engineer's Report, prepared and signed by a registered Engineer in the State of California, must support the assessment. This report is being prepared in response to that requirement.

All of the residential lots in the Sabre City Park Estates development are to be assessed an equal amount of the total assessment.

III. ANALYSIS

A. COST ESTIMATES

1. Street Maintenance:
County Maintained Mileage System-
For roads accepted into the Maintained Mileage System, the County assumes responsibility for routine maintenance and operation, typically funded through fuel tax revenues.

For Fiscal Year 13/14, the County spent approximately \$13,720,000 on maintaining 1,045 miles of road included in the Maintained Mileage System. This equates to an average expenditure of \$13,129 per mile for public maintenance of roads. Routine maintenance of drainage systems, street lighting, signage and striping, and pedestrian facilities, as well as roadway repairs and vegetation management are services included in this average cost. However, at this level of funding availability, roadway surface treatments, which prolong the life of the roadway structure and wearing surface of the pavement, are generally available only on a very limited basis.

2. Surface Treatment

The street pavement resurfacing program is based upon cost to re-seal the pavement with a slurry seal after 7 and 14 years for the initial pavement placement and to resurface the pavement with a layer of asphalt concrete overlay after year 21. The annualized cost for these pavement surface treatments were obtained from recent actual Placer County maintenance costs. The current slurry seal cost of \$0.30 per square foot and an asphalt concrete overlay cost of \$2.50 per square foot were used. These costs were amortized over a 21 -year maintenance cycle. The average cost to fund the necessary maintenance has been calculated to be \$0.148 per square feet of pavement per year.

3. Storm Drain Maintenance

The storm drain pipes are generally assumed to have fifty (50) year service life. The actual annual maintenance of the pipes themselves is usually very minimal. A budgetary cost of the long-term drain pipe maintenance (replacement) is figured to be approximately \$2 per linear foot (LF) of pipe per year.

4. Street Lights

The street light costs consist of maintenance and electrical service. The annual cost is based on SMUD's Street Lighting Service rate Schedule SLS with a rate effective January 1, 2021, of \$.0292 per watt of connected load. A budgetary cost of \$20 per fixture per month is figured for use and maintenance costs.

Current Cost Estimates Summary Table

Component	Annualized Unit Costs
Routine Street Maintenance	\$13,129 per mile
Surface Treatments	\$0.148 per sq. ft.
Storm Drain Maintenance	\$2 per LF
Street Lights Quantity 0	\$20 per light per month

B. GENERAL BENEFIT

The Sabre City Park Estates Subdivision existing roads consisting of Colin Kelly Drive, Billy Mitchell Drive, and Vandenberg Circle are considered to be of general public benefit, so they have previously been accepted into the Maintained Mileage System.

C. SPECIAL BENEFIT

A requirement of the law is that the Engineer's Report must establish a substantive "special benefit" for the valid levy of an assessment. In the case of this assessment, the "special benefit" to the property being assessed includes the direct benefit of having maintained storm drainage facilities available to all assessed property. The paved streets and street lighting are already existing public improvements and considered a general public benefit, and not subject to a special benefit assessment.

Another special benefit is the ability of the project to comply with development requirements, including environmental mitigation measures and community plan provisions, which promote environmental consciousness, safety, convenience, and efficiency. One such development requirement, from Placer County's Subdivision Ordinance, County Code Section 16.08.040.A.3 reads, in part:

3. Notwithstanding any other provision of this chapter, the following policies shall be applicable to all subdivisions:

a. Only those roads determined to be of general public benefit will be accepted into the county's maintained mileage system without being maintained by a county service area.

b. All other subdivision roads will be required, as a condition of acceptance into the county's maintained mileage system, to be in a county service area and funded therein for road maintenance.

This funding approach with the formation of CSA ZOB #235 is intended to compliment public funding available for the general storm drain system maintenance through the budgetary cost of the long- term storm drain maintenance (replacement) is figured per linear foot (LF) of pipe per year.

Funding in accordance with Code Section 16.08.040.A.3.b, shown above, generated through this formation of a CSA ZOB #235 will improve scheduling of drainage system maintenance and repairs.

The law requires that the Engineer's Report establish a substantive "special benefit" to property for the valid levy of an assessment. In the case of this assessment, the "special benefit" to the property being assessed includes the direct benefit of having maintained paved streets to all assessed property.

Billy Mitchell Drive, Vandenberg Circle, Patton Drive, and Collin Kelly Way roads provide a special benefit to the Sabre City Park Estates project, while also providing a general benefit. The portion of roadway maintenance cost attributed to the special benefit is included in the Zone of Benefit for Sabre City Park Estates project. This funding approach is intended to compliment public funding available for general roadway maintenance through the Maintained Mileage System. Funding generated through the Zone of Benefit will improve scheduling of surface treatments and drainage system

maintenance and repairs. Without such Zone of Benefit funding, project roadways would be competing within the Maintained Mileage System for limited surface treatment funds, likely resulting in more rapid roadway deterioration and higher long-term maintenance and repair costs.

The methodology used to determine the portion of special benefit to Sabre City Park Estates was to take the volume of traffic either entering or leaving the new project site At Billy Mitchell Drive and dividing it by the total traffic volume entering or leaving the existing plus project subdivision at Billy Mitchell Drive. This produced a percentage of the total traffic volume that can be attributed to the Sabre City Estates and therefore the amount of special benefit that site is receiving from these public roads.

Since the land use and trip generation expected for the proposed project is consistent with the zoning for this property, it was determined that a traffic study was not required. Based on industry standards, the proposed project is expected to generate 228 daily trips.

The project was evaluated for consistency with the Sacramento Area Council of Governments' Metropolitan Transportation Plan/ Sustainable Communities Strategy (MTP/SCS). The proposed project is located within an area designated as an Established Community in both the 2016 and 2020 MTP/SCS. The MTP/SCS is aimed at reducing greenhouse gas emissions through Vehicle Miles Traveled (VMT) reduction, and these efforts are primarily focused on urban areas, where investments in the roadway system and transit, bike, pedestrian infrastructure are built into the MTP/SCS to achieve identified air quality targets. Because this project was out for public review prior to July 1, 2020, requirements for VMT thresholds and VMT's use as a criteria for analyzing transportation impacts was not required pursuant to CEQA Guidelines 15064.3. Nonetheless, in an abundance of caution, the following qualitative discussion of VMT was provided for the proposed project.

Using the same methodology, the 207 existing residential units have been calculated to generate 1967 daily trips. The increase in traffic for the proposed project is 10.4% and the Assessment Rate has been inputted in Table 2.

D. ASSESSMENT RATE

The Sabre City Park Estates Subdivision includes new internal infrastructure of services to the funded through the proposed ZOB #235. Table 1, below, indicates the component quantities associated with Sabre City Park Estates:

Table 1

Component	Quantity
Streets	88,962 SF
Storm Drains	419 lineal feet (LF) less 255 additional to be assessed LF public maintained existing line replaced (net 164 LF)
Street Lights	0

Table 2, below, summarizes the proposed special assessment amounts for ZOB # 235 for the Sabre City Park Estates Subdivision.

Table 2

Component	Quantity	Annualized Cost/Unit	Total Annual Cost	Special Benefit Share	Special Benefit Annual Cost
Streets	88,962 SF	\$0.148	\$13,133	10.4%	\$1,366
Storm Drains	164 LF	\$2.00	\$328	100%	\$328
Street Lights	N/A				
				Total	\$1,694

In addition, Placer County requires that ZOB assessments include account administration and management costs. Assessments for each assessable lot must include annualized cost expenditures for insurance, collections, administration, management, and contingencies are included in the actual assessments for each assessable lot. Table 3, below, shows the amounts required by the County for ZOB account administration and management rounded up to the nearest dollar.

Table 3

Component	Methodology	Annual Amount
Insurance	Flat Rate	\$100
Tax Roll Fee	1%	\$27
Administration	Flat Rate	\$450
Management	10%	\$267
Contingencies		\$134
Total		\$977

Each lot within ZOB #235 will receive the same proportional benefit because:

- Lots and residential structures within the subdivision will be of similar size;
- There is no mixed land use (residential only);
 - Access to, and use of, streets is the same for each lot;
 - No individual lot receives any more or less of any particular service.

Therefore, the assessment rate for the 2023/2024 tax year is proposed to be as follows:

Total Assessment = \$2,671

Assessment per residential parcel = \$2,671/24 Lots = \$111.29 per year

Final Total Assessment per residential parcel \$111.28

Note: \$111.29 is rounded down to an amount that is divisible by two, which is required for the County property tax roll submittal.

E. METHOD OF ASSESSMENT

Assessment will be collected in the same way real property taxes are collected by the Placer County Tax Collector on behalf of the Zone of Benefit and will be deposited by the County in a separate fund in the name of "Zone of Benefit 235 of County service Area No. 28". Assessments will be collected in two installments and will be available within sixty (60) days after the installments are due.

Consumer Price Index Adjustment:

The amount of assessment specified for this year may be adjusted annually for the ensuing fiscal year to reflect the State of California's San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for all Urban Consumers. The amount of increase shall not exceed 5% in any one year. The Department of Public Works and Facilities shall be responsible for making the necessary computations each year prior to May 1st and advising the Placer County Auditor/Controller what the amount of charge for street lighting, road maintenance services and other CSA services are to be for the next year as a result of the forgoing computations.

F. ASSESSMENT ROLL

The proposed assessment roll for the Zone of Benefit #235 is as follows.

ASSESSMENT NUMBER	PROPERTY OWNER
Lots 1-24 Current Assessor's Parcel Number 023-301-006-000	INFINITY HOMES, INC. A CALIFORNIA CORPORATION KEITH PAULSEN, PRESIDENT 310 CARDIFF CT. GRANITE BAY, CA. 95746

Engineer's Statement:

An Assessment Diagram is attached as Exhibit "3", Showing the boundaries of the "Zone of Benefit #235 of County Service Area 28". Each assessed lot is described in the attached Roll reference to its assessment number shown on the Assessment Diagram.

A more particular legal description of the property (Sabre City Park Estates) is included on attached Exhibit "2" and depicted on attached Exhibit "3".


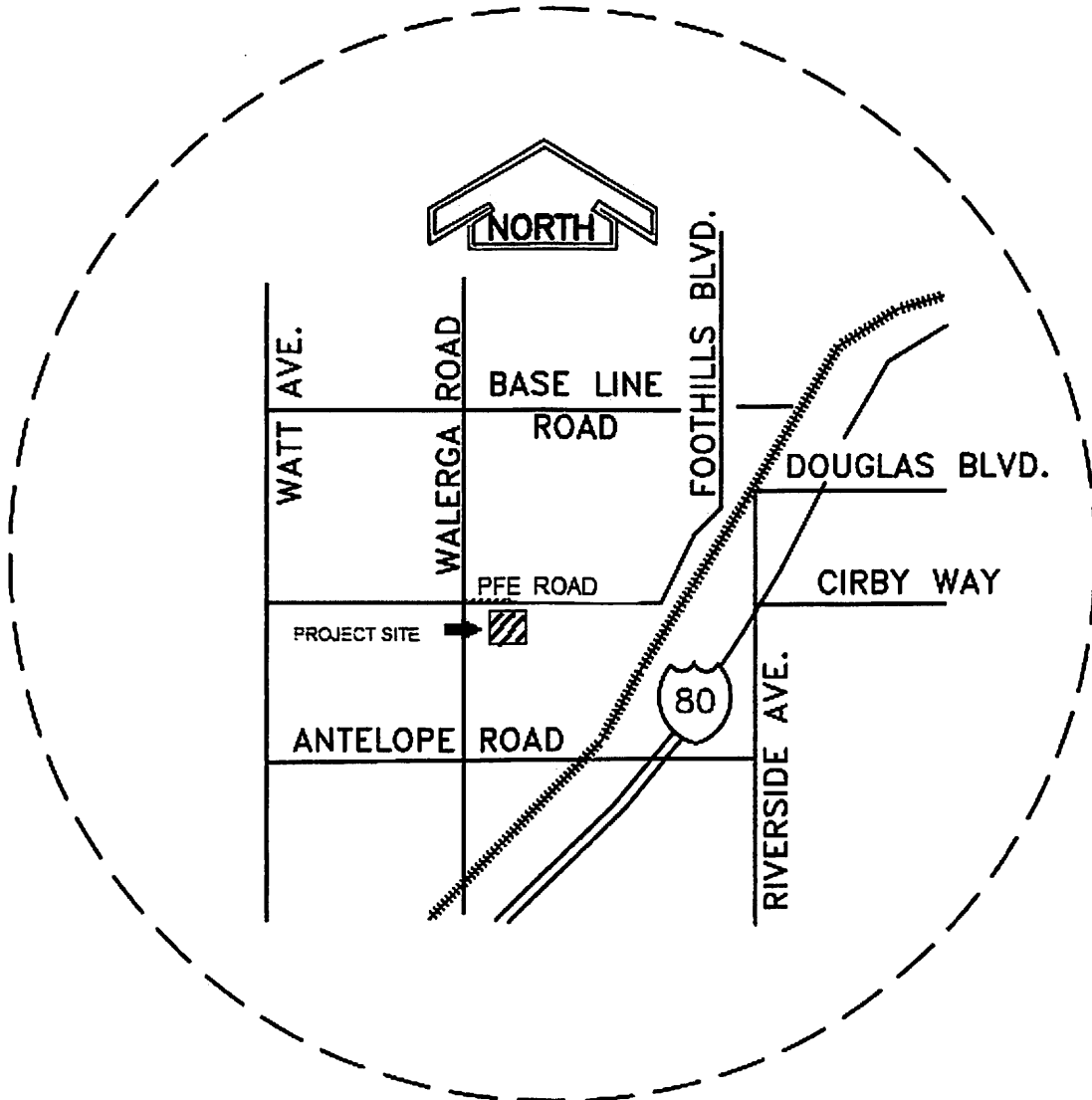
Dated: 9-8-2022 By: 
William E. Mitchell
LS 3475

EXHIBIT "1"

INFINITY HOMES, INC., SABRE CITY PARK ESTATES
VICINITY MAP
APN 023-301-006-000



N.T.S.

EXHIBIT "2"
LEGAL DESCRIPTION
FORMATION OF CSA 28 ZONE OF BENEFIT 235
INFINITY HOMES, INC.
APN 023-301-006-000

That portion of the tract of land conveyed by Grant Deed recorded in Volume 1228 at Page 680, Official Records of Placer County, hereinafter referred to as the Lands of Placer County, situate in Section 18, Township 10 North, Range 6 East M.D.B.&M, County of Placer, State of California, being more particularly described as follows:

Beginning at the Northwest corner of said lands of Placer County, thence along the Northerly boundary line of said Lands of Placer County the following three (3) courses and distance:

- 1) North 71° 43' 55" East for a distance of 28.63 feet to the beginning of a tangent curve to the right, concave Southerly,
 - 2) along said curve through a central angle of 15° 05' 28", having a radius of 720.00 feet, an arc length of 189.64 feet, and a chord bearing North 79° 16' 39" East for a distance of 189.09 feet to the beginning of a compound curve to the right, concave Southerly, and
 - 3) Along said compound curve through a central angle of 19° 15' 46", having a radius of 75.00 feet, an arc length of 25.21 feet and a chord bearing South 83° 32' 44" East for a distance of 25.10 feet;
- thence leaving said Northerly boundary line the following four (4) courses and distances:

- 1) South 00° 51' 43" West for a distance of 146.35 feet to the beginning of a tangent curve to the left, concave Easterly,
 - 2) along said curve through a central angle of 30° 39' 15", having a radius of 20.00 feet, an arc length of 10.70 feet, and a chord bearing South 14° 27' 55" East for a distance of 10.57 feet to the beginning of a compound curve to the left, concave Northerly,
 - 3) along said compound curve through a central angle of 134° 14' 13", having a radius of 152.00 feet, an arc length of 356.12 feet, and a chord bearing North 83° 05' 21" East for a distance of 280.08 feet, and
 - 4) North 15° 58' 58" East for a distance of 93.48 feet to a point on said Northerly boundary;
- thence along the respective Northerly, Easterly, Southerly and Westerly boundary of said lands of Placer County the following five (5) courses and distances:

- 1) Along a non-tangent curve to the right, concave Southwesterly, through a central angle of 57° 47' 12", having a radius of 260.00 feet, an arc length of 262.22 feet, and a chord bearing South 29° 48' 45" East for a distance of 251.25 feet;
- 2) South 00° 55' 09" East for a distance of 113.38 feet to the beginning of a tangent curve to the right, concave Northwesterly;
- 3) Along said curve through a central angle of 95° 20' 50", having a radius of 20.00 feet, an arc length of 33.28 feet, and a chord bearing South 46° 45' 16" West for a distance of 29.57 feet,
- 4) North 85° 34' 19" West for a distance of 644.53 feet,
- 5) North 00° 55' 29" West for a distance of 293.57 feet to the Point of Beginning

Containing 3.78 acres more or less.

Said property is described in Grant Deed to Infinity Homes, Inc., a California Corporation, recorded December 31, 2019, Series No. 2019-0106980, Official Records, as depicted in Exhibit 3.

Dated: _____

9-8-2022

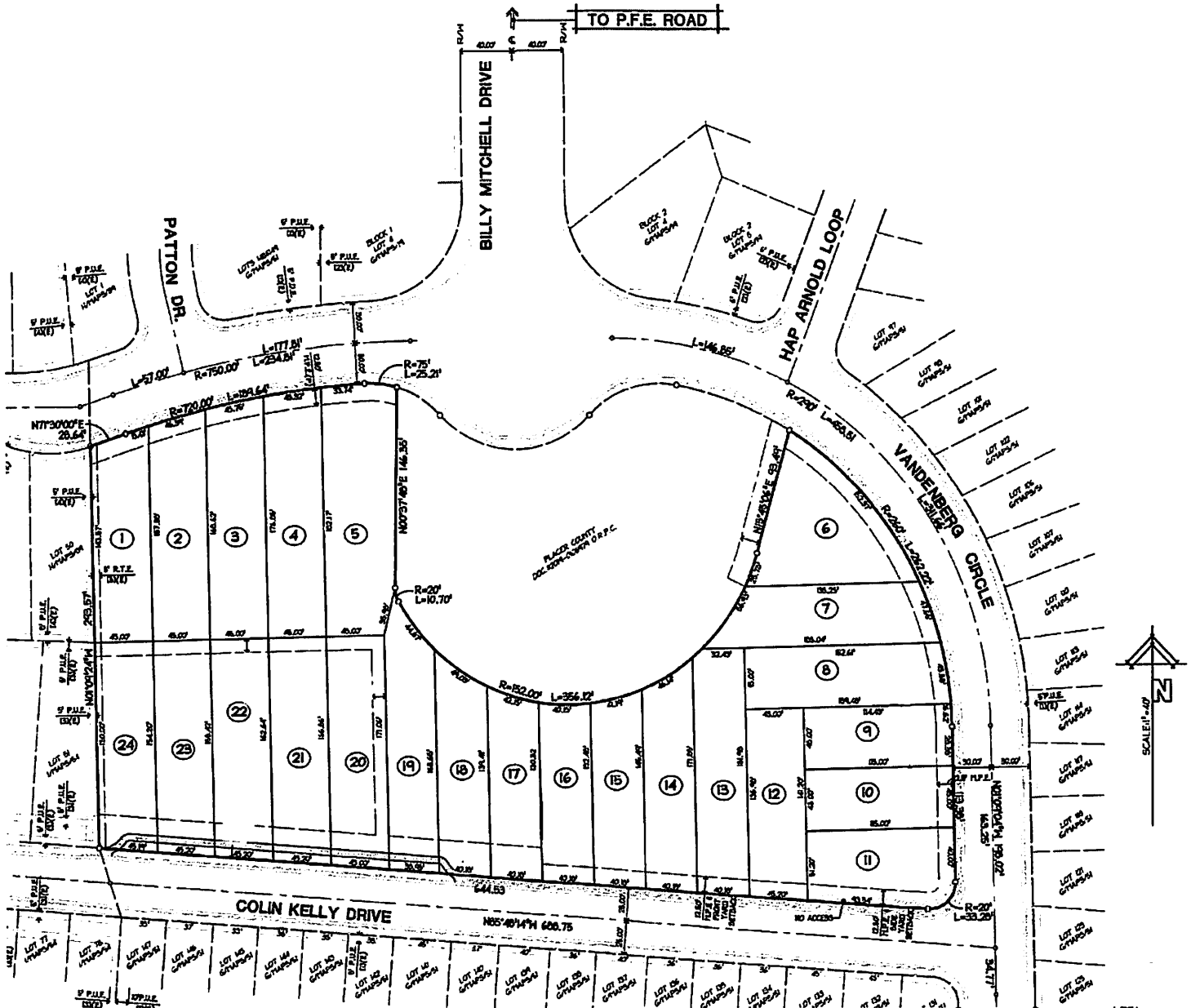
By: _____



William E. Mitchell
LS 3475

EXHIBIT "3"

ASSESSMENT DIAGRAM FORMATION OF CSA 28 ZOB 235 SABRE CITY PARK ESTATES A PORTION OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST M.D.B.&M PLACER COUNTY, CALIFORNIA APRIL 20, 2020



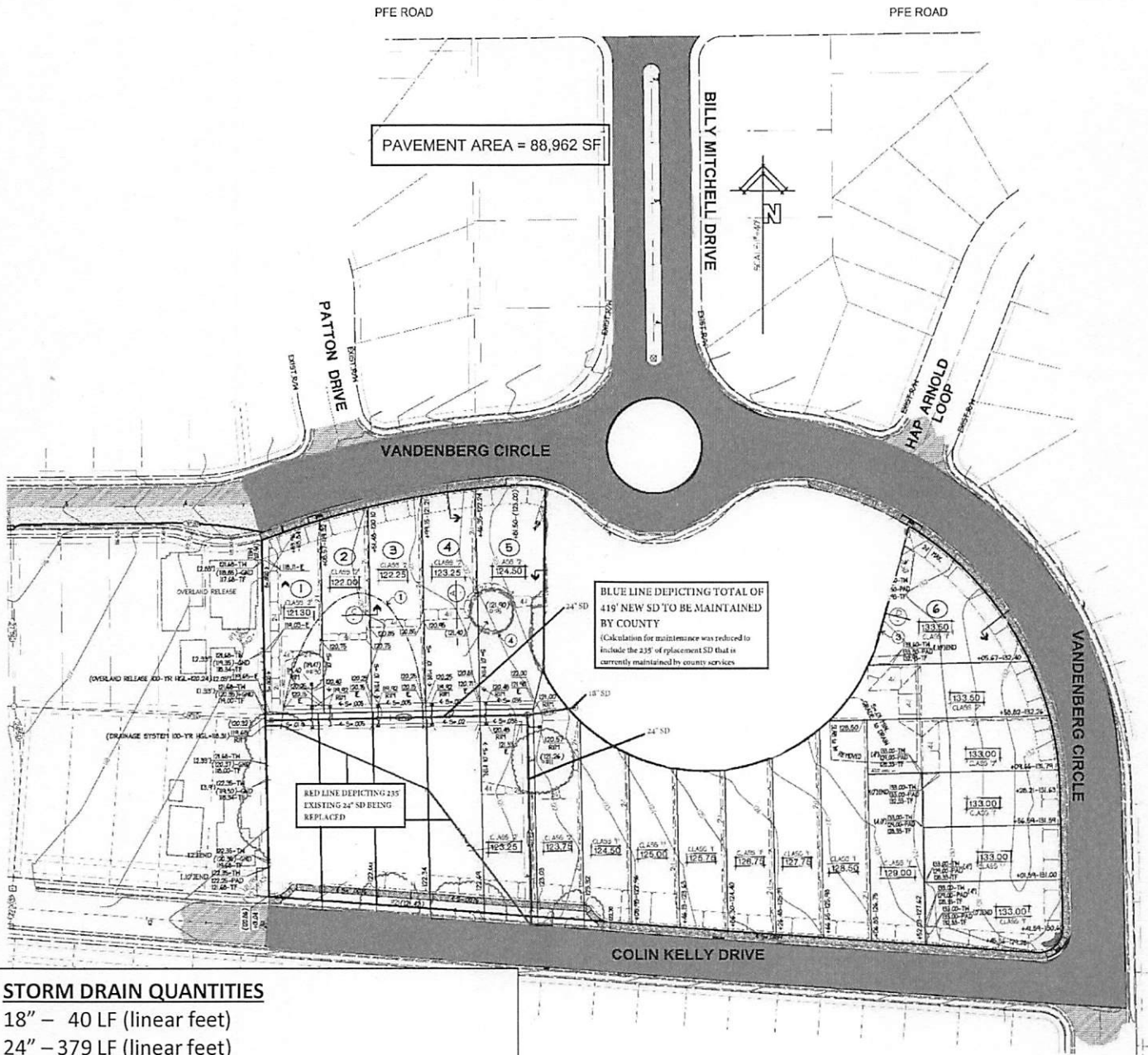
ZOB #235 BOUNDARY INDICATED WITH DARKENED LINE ON PERIMETERS OF THE LOTS 1-24, BEGINNING AT NW PROPERTY LINE OF LOT #1 EXTENDING TO THE SW PROPERTY LINE OF LOT #24 AND THEN CONTINUING NORTH UP TO THE NW PROPERTY LINE OF LOT #1

N.T.S.

LAND DEVELOPMENT SERVICES, INC.
William E Mitchell PLS 3475, PE 23429
4240 Rocklin Road STE. # 9,
Rocklin CA 95677

EXHIBIT "4"

INFINITY HOMES, INC., SABRE CITY PARK ESTATES ELEMENT OF ASSESSMENTS CSA 28 ZONE OF BENEFIT 235 APN 023-301-006-000



STORM DRAIN QUANTITIES

18" – 40 LF (linear feet)

24" – 379 LF (linear feet)

TOTAL NEW SD 419 LF

Existing 24" 255 LF (already maintained)

Calculation 419 LF minus 255 LF equals

164 LF SD maintained under new CSA ZOB #235

LAND DEVELOPMENT SERVICES, INC.

William E Mitchell PLS 3475, PE 23429

Current volume of traffic entering and existing the Sabre City Subdivision via Billy Mitchell Road consists of 207 single family residential units (or 1967 vehicle trips per day). Newly developed Sabre City Park Estates consists of 24 single family units (or 228 vehicle trips per day). The total impact from Sabre City Park Estates is an increase of 10.4% vehicle trips per day on Billy Mitchell Road. Based on industry standards, the calculations are consistent the Sacramento Area Council of Governments' Metropolitan Transportation Plan/ Sustainable Communities Strategy (MTP/SCS).